



**MNO Wood Streets Neighborhood**  
**March 26, 2008**  
**Magnolia Elementary School**

**Code Enforcement:**

Q – What is the status of a boarded up house with tall weeds, etc. on Elmwood Court between Riverside Avenue and Olivewood?

A – 3433 Elmwood Ct. is a problem property being addressed by the Code Enforcement Department, and the City Attorney's Office is pursuing judicial foreclosure. In the meantime, the City has put the property owner on notice to repair the roof and to remove overgrown vegetation and weeds, with a re-inspection planned.

**Development:**

Q – Where are the plans to support the businesses displaced due to the grade separation at Magnolia?

A – The plan is completed and being distributed for comments. City Staff expects to take it to Council within the next 45 days.

Q – Where is the Restaurant Row promised on Merrill Avenue across from the Plaza? We have heard that eminent domain was used or threatened in order to remove the businesses on Merrill.

A – The City's Redevelopment Agency sent out a Request for Proposals to more than 30 companies for development of the properties located on the north side of Merrill Avenue. Future development of these properties may include commercial, such as restaurants, or a mix of uses. The development proposals were due on April 25<sup>th</sup>, including a site plan, cost analysis, development schedule, and experience of the development team to ensure future development is consistent with the recent completion of the Riverside Plaza. Two were received and is in the selection process.

Q – There is an event in Riverside called GirlFest which is open to the public and for the Girl Scouts. Could the City of Riverside post information about it on the Riverside T.V. channel?

A – As long as the City is participating in some way such as the Mayor and/or City Council Members speaking at the event, this can be done.

Q – When will the vacant lot at Bandini & Magnolia be completed? I understand a house is to be moved from University Avenue to this location. Is that still the plan or is there a new one for the lot?

A – The City will be relocating and completely renovating a historic three-bedroom/two bath home to this site. The 1908 home is currently located at 2791 University Avenue and has elements of the Craftsman and Colonial Revival architectural styles. It will be a nice fit to the Historic Woods Streets Neighborhood. This home has historical significance not only for its architecture but also because it was the long-time home of the George H. Gobreuegge family. George Gobreuegge was a citrus rancher in town who designed the now-popular Mission Bridge brand orange crate label. Move-in date for the new owner is slated for early September. For more information, please call the Housing and Neighborhoods Division of the Development Department at 826-5195.

Q – When will the remaining billboards left in the City be phased out?

A – The City has no current program for phasing out existing billboards; however, the City's Sign Code prohibits new billboards.

Q – Commercial area lighting needs to be directed downward and not spilling over onto streets and adjacent properties. Riverside Auto Center does a pretty good job of this per City ordinance and enforcement. However, the new lighting at the parking lot for Canyon Crossings is too glary and spills onto adjacent property and freeway. What can be done about this?

A – Zoning design standards are in place requiring non-glare lighting in retail centers. For example, when the Canyon Crossings project was being reviewed and considered by Planning Commission and City Council, the height of the light poles was limited to zoning/design standards. Although a variance was requested, the Planning Commission felt allowing the extra height would add an unacceptable amount of glare. The Planning Department will review this matter.

### **Parks, Recreation & Community Service**

Q – Would you kind people try to fix Mt. View Park?

A – Improvements are being planned for Mt. View Park. Park Planning & Design staff is currently working on the design for a new playground which will include new playground equipment and a rubberized surface. We anticipate that the project should start within the next 6-8 months.

Q – What is the status of Tequesquite Park?

A – The Park Planning & Design Division has hired the architectural firm of Ian Davidson & Associates to complete the master planning of the park. Staff will also be working on the EIR documents which could take as long as 12 months to complete. Meetings will be scheduled with the community to continue the public input process.

Q – It has been said that the Eastside will get a skate park in the near future. There have been many people from Ward 1 that would like to see a skate park in our area. When might that happen?

A – During the Tequesquite Park meetings, it was announced that the City would be looking at constructing two additional skate parks; sites considered were in Ward 1 and at Bobby Bonds Park. When the process for Ward 1 begins, like the Eastside skate park process, youth from Ward 1 and surrounding neighborhoods will participate in a public input process to assist with the design.

### **Planning:**

Q – Please give an overview of the Magnolia Ave Specific Plan from Terracina to Jurupa. Is the mid/high density residential still planned for Merrill Ave?

A – The Magnolia Avenue Specific Plan (MASP) is the outgrowth of a number of studies and public meetings. It has been reviewed at three public workshops, most recently in February, 2008. It is anticipated that a public hearing will be held before the Planning Commission in June and the City Council in July.

With regard to the section between Terracina and Jurupa, a stated objective of the Wood Streets Neighborhood is to “Maintain and enhance the single-family residential character of the Wood Streets and preserve the historic housing stock.” A tree preservation policy is also a component of the Neighborhood. The area to the north, between Ramona and Terracina, includes an objective to “strengthen the identity and character of the Downtown using the existing historic and architectural urban character of the community, while allowing new structures that are architecturally compatible with and complimentary to the existing architectural and historic fabric.” A limited amount of neighborhood-serving mixed-use development is proposed near Jurupa Avenue.

In accordance with the General Plan 2025, the north side of Merrill Avenue (Brockton Ave. to DeAnza Ave.) is designated as Mixed-Use Neighborhood and the south side of Merrill Avenue (Brockton Ave. to DeAnza Ave.) is designated Mixed Use Village. The mixed-use designations allow for primarily neighborhood-serving commercial uses with limited low to moderate intensity residential uses in a mixed use environment and strong pedestrian connectivity.

### **Police**

Q – I’ve heard that there’s been an increase in burglaries in the neighborhood. Is this true and if so what is being done about it?

A – Though there have been some cases there has not been an increase in burglaries in the Wood Streets. There have been a few cases in which residents have left valuables inside their vehicles in plain view. Additionally, several vehicles have been left unlocked in the evening hours and some were rummaged. The Riverside Police Department has met with numerous groups in the Wood Street area and informed them about securing their property. Residents who are interested in securing their homes can schedule a meeting with RPD representative Nancy Castillo at 826-8721.

Q – What can be done about the speed limit and traffic reduction on Magnolia Ave.?

A – It is suggested that you contact our traffic division and provide them with times that traffic and speeds are high and identify the strip of Magnolia Ave that you are speaking about. The phone number is 353-7980.

Q – I am concerned with the amount of graffiti in the Wood Streets, at the schools and around homes and on street signs. Have we identified who it might be or a common sign or initials? Are they coming from another area in Riverside or outside of Riverside? What can be done about this?

A – Riverside Police Department monitors all the graffiti and documents this for future prosecution. If a resident see-graffiti please call 826-5311 and the removal team will respond, photograph the damage, and remove it. The RPD has recently made numerous arrests and continues to match the graffiti with the suspects. Graffiti needs to be removed ASAP to avoid additional taggers from crossing the tagging out and applying their own monikers.

### **Public Works:**

Q – There are locations in the Wood Streets Neighborhood that need to have the curbs and sidewalks finished, such as Rubidoux Street. When can that be done?

A – In order to install sidewalk along this portion of the street, right-of-way property will need to be acquired from the majority of addresses along the southerly side of Rubidoux Avenue. Various property owners in this area have not been supportive of the project due to the impact on their front yards thus limiting the installation of sidewalk along this block. The City will continue to explore solutions that will meet the needs of the entire block. The City will also review other blocks within the Wood Streets Neighborhood for the feasibility of installing curb, gutter and sidewalks.

Q – We need sidewalks on Birch Street from Jurupa Avenue to Maplewood Place? What can be done about this?

A – The Public Works Department has conducted a field review of this area. Sidewalk can be constructed along the easterly side of Birch Street between Jurupa Avenue and Maplewood Place. The Public Works Department will contact property owners to discuss the impacts to their front yards, and if support can be achieved, the City will look to install this segment of sidewalk as part of an upcoming Capital Improvement Project.

Q – What is happening with the effort to curb train noise?

A – The City is in the process of hiring a consultant for the implementation of railroad Quiet Zones along portions of the Union Pacific (UP) and Burlington Northern Santa Fe (BNSF) rail corridors. The proposed UP Quiet Zone will extend from Panorama Road to Cridge Street. The proposed BNSF Quiet Zone

will extend from the southerly City limits to Jane Street. City Council approval of the consultant agreement is expected by July 2008. Preliminary and final design including preparation of bid documents, execution of railroad agreements, and filing of applications with California Public Utility Commission (for alterations to at-grade crossings) will take approximately 2 years. Construction of the Quiet Zone corridor improvements is expected to start in the second half of 2010 and will take approximately one year.

Q – Can we have speed humps on Osburn Place? There is excessive speed and traffic on Osburn Place now that several other side streets have speed humps. Having speed humps on the other streets now makes our street the quickest way.

A – The Public Works Department has reviewed and recommends consideration of an all-way residential stop at Linwood Place to reduce speeds on Osburn Place. The combination of stop signs at Linwood Place and the dip at Oakwood Place would preclude high speeds without impeding emergency response to the area. An employee from the Public Works will be contacting residents to explore this and other options.

Q – Please reopen Brockton Avenue (south) as soon as possible. It is very inconvenient to zigzag from Brockton Avenue to Magnolia Avenue.

A – The Public Works Department has developed a conceptual plan that will be presented to the City Council in May 2008 requesting approval to reopen the intersection and provide a southbound connection from Brockton Avenue to southbound Magnolia Avenue. The plan also makes improvements to the intersection for dual left turns on westbound Central Avenue and southbound Magnolia Avenue in preparation of the upcoming construction detour during the Magnolia Avenue Underpass project. Should the City Council approve and appropriate the funds to construct, the design would commence the next month with anticipated implementation in October 2008.

Q – What is the City's plan to maintain the historic trees in Riverside in particular the Ash Trees?

A – The City is working to preserve historic, healthy trees in Riverside. In order to maintain our historic trees throughout the City, a program has been developed to remove dead, dying, diseased, or hazardous trees and replace them with an oversized box tree that will provide long-term support for health and public safety throughout our City's Urban Forest program. This plan will protect the health of the remaining historic trees.

Q – The street drain on Magnolia at Elmwood regularly gets plugged up during the rains and when there is excessive water on the trees. What can be done about this?

A – The three basins and the 4" drainage line have been cleaned. The Public Works Department will be replacing the discharge pipe with a larger diameter pipe, which should eliminate the problem.

Q – What are the plans for dealing with the parking on neighborhood streets in front of our homes for our own cars?

A – The Public Works Department has reviewed the list of issues submitted by Wood Streets Historic Association and has given preliminary feedback to Councilman Gardner regarding implementation. It should be implemented in the coming weeks/months and will provide residents with more flexibility than the current program.

Q – What can be done about limiting the number of pets a resident can have?

A – Currently, the City does not have a limit to the number of pets a resident may have. A new policy would need to be adopted by the City Council to limit the number of animals.

Although there is no limit for pets currently, there are several ordinances regarding animal care, including keeping sanitary conditions, noisy animals, and lease laws. If you feel that one of these ordinances is being violated, you can contact the 311 Call Center and report the issue. It will be responded to by the County Department of Animal Services.

Q – What is the time table for the Magnolia train grade separation?

A – Please see the attached Fact Sheet for the Magnolia Avenue Underpass project.

**Other:**

Q – What specific plans has City Hall (Riverside's Department Managers) made in recruiting high level and technically progressive employers in order to increase valuable employment and salary levels here in Riverside?

A – Business Attraction

The Development Department's business attraction and outreach efforts are focused on "gatekeepers" for companies in the office, high technology and advanced manufacturing sectors. City Staff continues to develop relationships and promote Riverside as the economic engine that it is with key real estate professionals who help companies make location decisions including site-selectors, tenant representatives, commercial brokers, leasing agents, and equity investment advisors. These groups are reached through involvement in trade organizations, hosted events, arranged meetings, and project collaboration.

One of the department's most successful outreach efforts has been the hosting of a semi-annual Orange County Broker Luncheon. The City has continued this program and held the fifth event this past April, and a sixth is planned for later this fall. Many brokers have stated this is one of their "must-attend" events and several have since developed projects in Riverside, or have clients that are looking to locate in the city or region.

Other outreach, networking and relationship building activities that the Development Department has hosts or participate in include:

- *On-going involvement with NAIOP (National Association of Industrial & Office Properties) and CoreNet (Corporate Real Estate Network) through events, meetings, and subcommittees; continue to investigate other organizations that may provide similar levels of relationship-building*
- *On-going meetings with OC, LA Co. and San Diego Co. Brokers & Site-Selectors*
- *NAIOP IE Bus Tours*
  - *Successful in getting an “office-only” route that visits several office projects in Riverside*
  - *Staff and real estate partners will emcee the Riverside portion of the tour*
- *CoreNet Global Summits – Spring and Fall (in partnership w/ Team Riverside County and Team California)*
- *BIO World Summit - Summer (in partnership w/ Team Riverside County and Team California)*
- *Several local and regional economic updates, forecasts; served as sponsor, panelist, moderator, or a combination thereof*

Note from resident:

You are doing a great job at Evergreen Cemetery, it looks wonderful.

